

MEETING SUMMARY

DATE August 18, 2015
PLACE 50 W Gay St
TIME 3:01 pm – 3:21 pm

A CALL TO ORDER

Present: William Fergus, Bart Overly, Ryan Szymanski, Denis de Verteuil, Trent Smith, and Kim Way
Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:01 Meeting Summary – July 21, 2015
Motion: To approve
Motion By: Mr. Smith / second by Mr. Way
Result: Approval (5-0); Mr. Overly abstained

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:02-3:04 **15-08-001**

Address:	250 S Skidmore
Property Owner:	Bushwood Skidmore LTD
Applicant:	Chris Macisco
To be reviewed:	Demolition

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - Bushwood Skidmore LTD recently acquired the property from the City of Columbus Land Redevelopment Office. The property is occupied by a single-family residence, and the owner plans to renovate and lease the home.
 - The applicant has proposed to demolish the existing garage and to allow the existing concrete pad to remain in use for off-street parking.
 - The applicant's proposal to demolish the existing garage and allow off-street parking on the existing concrete pad is not consistent with the EFCCD plan's recommendation that new development should reinforce the existing pattern in the neighborhood.
 - The owner established an agreement with the Land Redevelopment Office to renovate or replace the existing garage with the purchase of the property.
 - The applicant is currently waiting on additional information from a contractor to determine if the garage may be renovated and has requested the Board to table the application until the next meeting.

Motion: To table the application
Motion By: Mr. Smith / second by de Verteuil
Result: Tabled (6-0)

3:04-3:08 15-08-002

Address: 188 McDowell
Property Owner: Christopher D Sherman
Applicant: Christopher D Sherman
To be reviewed: Change of use

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The property is currently used as a utility shop/warehouse and was previously zoned commercial.
 - The applicant is proposing a change of use to live/work space. The live/work space would include the equivalent of 1 residential unit (studio) and a workshop for light carpentry.
 - Live/Work space is a permitted use within the Arts and Innovation sub-district.
 - A commercial garage requires 4 parking spaces (2 x bay). A 1-unit live/work space requires 2 parking spaces. The required parking will equal the existing parking of 0 as the proposed live/work space is a less intense use; therefore, a parking modification is not necessary.

Discussion:

- Mr. Sherman explained he is not proposing exterior construction at this time, but plans to return to the Board in late fall with exterior modifications including a mural on the north elevation.
- Mr. Sherman clarified that this development is not associated with the Smart Growth LLC development.

Motion: To approve the request for a change of use to live/work space

Motion By: Mr. de Verteuil / second by Mr. Smith

Result: Approved (6-0)

3:08-3:18 15-08-003

Address: 501 - 503 W Walnut
Property Owner: Columbus Next Generation Corporation
Applicant: Jeff Myers
To be reviewed: Change of use

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - Bigger Tuna currently operates within the Columbus Idea Foundry and will continue to utilize CIF for all large equipment needs. They will use their new space for an office and model building.
 - 501 W Walnut will be used for artist manufacturing (~1900 sq. ft.) and 503 W Walnut will be used as office space (~2250 sq. ft.).
 - Off-street parking cannot be provided on-site due to the existing building and site conditions. A reduction in parking for the site is consistent with the East Franklinton District and Plan and contributes to the urban, walkable environment of East Franklinton.
 - Staff recommends approval with a parking modification from 3 to 0 parking spaces.

Discussion:

- Mr. Jim Sweeney provided an overview of the agreement between Columbus Next Generation Corporation, Franklinton Development Association, and Bigger Tuna and described the positive outcomes of Bigger Tuna leasing the space.
- Mr. Myers provided a description of the projects and type of work Bigger Tuna produces. The west building will be used for office and the east building will be used to create and store models.
- Mr. Overly asked what exterior improvements will be made; Mr. Myers responded the exterior of the buildings are okay and primarily only maintenance would be required.
- Mr. Way asked how many employees will work at the office; Mr. Myers responded they have three full time employees. They are planning for growth, but it will depend on future success.
- Mr. Way asked if there is enough parking on the street; Mr. Myers stated they will maintain their membership

at the Columbus Idea Foundry and plan to continue parking there at this time. It was also noted there is on-street parking on Walnut and McDowell streets.

Motion: To approve with a parking modification from 3 to 0 parking spaces.

Motion By: Mr. Fergus / second by Mr. de Verteuil

Result: Approved (6-0)

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

1. 424 W Town | Application #15-07-001
Land Grant Patio Revision | Reviewed 07/21/2015 | Issued 08/04/2015

H OTHER BUSINESS

- 3:18-3:20
1. Demolition Permits

Staff Report by Jackie Yeoman:

- A demolition permit was issued for 527 W State without a Certificate of Approval from the East Franklinton Review Board.
- Prior to the demolition permit being issued, an unsafe building order was issued by code enforcement due to a collapsing exterior wall.
- BZS had internal conversations about how to more clearly identify when emergency demolition is required in the EF District and planning staff will be notified of code orders and building orders within EF.
- The collapsing exterior wall was an appropriate reason to issue an emergency demolition permit for 527 W State.

I NEXT MEETING

Tuesday – September 15, 2015 at 50 W Gay St at 3:00 pm.